



WORK ORDERED BY -
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REVISIONS
03-10-2006

PROJECT NO.
6999
DATE:
03/07/06
SHEET NO.
1 OF 1

PLAT OF SURVEY TOPOGRAPHICAL MAPPING

LOTS 82 AND 83 OF CONSUMER'S COMPANY SUBDIVISION
AND VACATED LAKE COMO DRIVE AS DESCRIBED IN VOL. 632 OG PG. 3762
AND THE NORTH 70' OF THE CHICAGO AND NORTHWESTERN RAILROAD
DESCRIBED IN VOL. 41 ON PG. 163 AND THE NORTHWESTERLY 15 FEET OF THE
SOUTHEASTERLY 30 FEET OF THE CHICAGO AND NORTHWESTERN RAILROAD
DESCRIBED IN VOL. 504 ON PG. 680
LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH,
RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

METES & BOUNDS LEGAL DESCRIPTION

PART OF THE SE 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING ON THE SOUTHEASTERLY PROJECTION OF THE SOUTHWEST LINE OF LOT 83 OF THE CONSUMERS COMPANY SUBDIVISION INTERSECTING WITH THE SOUTH LINE OF THE NORTHWESTERLY 15 FEET OF THE SOUTHEASTERLY 30 FEET OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD, SAID POINT ON THE NORTHERLY LINE OF SOUTH SHORE DRIVE; THENCE N 49DEG 44MIN 00SEC W, 170.9 FEET MORE OR LESS TO THE SHORE OF LAKE COMO; THENCE NORTHEASTERLY ALONG THE SHORE OF SAID LAKE AND THE NORTHWEST LINE OF LOTS 82 AND 83 OF CONSUMERS COMPANY SUBDIVISION, 141 FEET MORE OR LESS TO THE NORTHEAST LINE OF LOT 82 OF SAID SUBDIVISION; THENCE S 48DEG 26MIN 49SEC E, 177.05 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTHWESTERLY 15 FEET OF THE SOUTHEASTERLY 30 FEET OF THE FORMER CHICAGO & NORTHWESTERN RAILROAD, THENCE 124.58 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4807.00 FEET AND A CHORD WHICH BEARS S 40DEG 56MIN 01SEC W, 124.57 FEET TO THE POINT OF BEGINNING. CONTAINING 21,575 SQUARE FEET OF LAND (0.50 ACRES) MORE OR LESS.

100-YEAR FLOOD ELEVATION
OF 852' PER FIRM MAP
PANEL 550462 0130B
DATED AUGUST 15, 1983

100 YEAR FLOOD EL. 852'
RUNS ALONG THE NW EDGE
OF EXISTING RESIDENCE
AS SHOWN

LAKE COMO
141' +/- ALONG THE SHORE
ICE ELEV.=849.8'

EDGE OF
ICE

GUTTER CORNER
2.4' EAST

EDGE OF
GRAVEL
LANDSCAPE
AREA

UNPLATTED LANDS

POWER POLE

LANDSCAPE
BLOCK RETAINMENT
WALL

LOT 81

LOT 82

21,577 S.F.
(0.50 AC.)

N. 70' CHICAGO & NORTHWESTERN
RAILROAD

40' RIGHT-OF-WAY
VACATED IN VOL. 632
PG. 5723

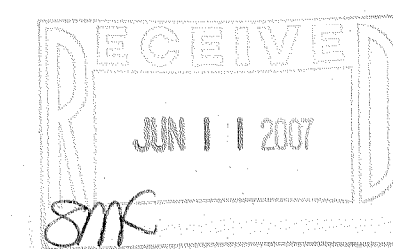
EDGE OF
PAVEMENT

SEPTIC
LIDS

CABLE BOX

BENCH MARK
NAIL IN POWER
POLE
ELEV.=865.51'

TITLE COMMITMENT SEWT-60395 EXCEPTION 14 REFERENCES A RIGHT OF
WAY WHOSE DESCRIPTION IS LOCATED 750 FEET NORTHEAST OF THE SUBJECT
SITE IN THE LOCATION OF LOT 70 OF CONSUMERS COMPANY SUBDIVISION.



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL
SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT
REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT
THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS
EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE
BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF
ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO
PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: MARCH 7, 2006

REVISED 11-10-2006
TO SHOW SIZE & LOCATION
OF AS BUILT FOUNDATION

REVISED 04-19-2007
TO ADD ADDITIONAL INFO.

Peter S. Gordon
PETER S. GORDON R.L.S. 2101

REVISED 04-18-2007
TO INCLUDE METES AND BOUNDS LEGAL DESCRIPTION
AND ANY EASEMENTS OF RECORD

LEGEND
O = FOUND IRON PIPE STAKE
(XXX) = RECORDED AS
MAP SCALE IN FEET ORIGINAL 1" = 20'

JCON-47

217-3404